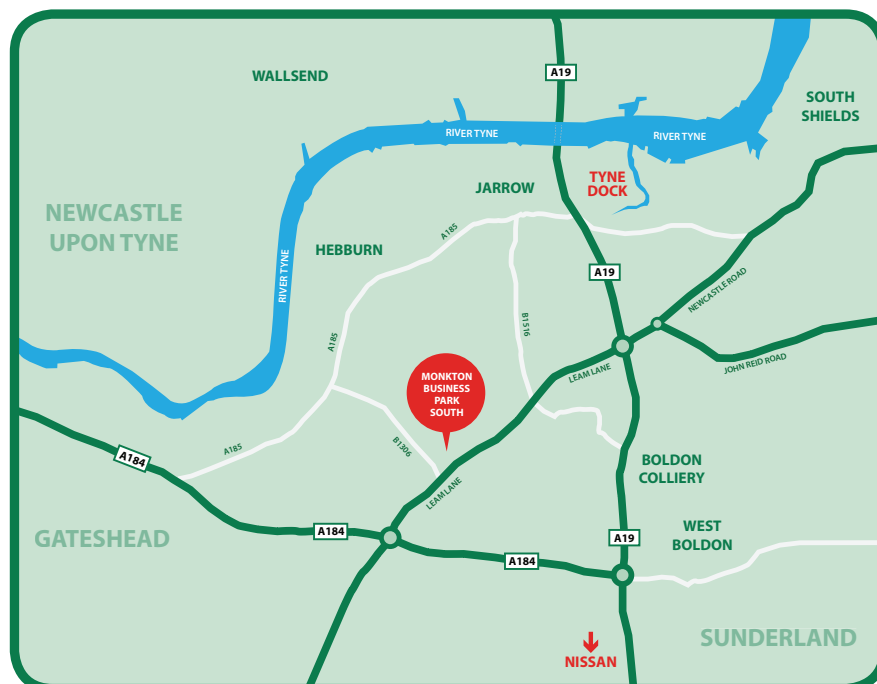


Location	Distance
Port of Tyne	3.6 miles
Nissan Motor Manufacturing UK Ltd	4.4 miles
Gateshead	4.5 miles
Newcastle Airport	13 miles
Newcastle upon Tyne	4.9 miles
Team Valley	6.8 miles
Sunderland	9.1 miles
Port of Blyth	16 miles
PD Teesport	36 miles



Infinity Park

Monkton Business Park South, Hebburn,
Tyne and Wear NE31 2EQ.

READY FOR
OCCUPATION



TO LET

New units available

from 10,852 sqft to 32,116 sqft

Viewing Strictly by appointment with Letting Agents



Danny Cramman
danny.cramman@gva.co.uk



simon@htare.co.uk
nick@htare.co.uk



HM Government

Location

Monkton Business Park South is located east of the B1036 carriageway which provides easy access onto the A194 Leam Lane, which in turn links into the A19 and A1M both north and south. The main Nissan manufacturing plant is situated approximately 4.4 miles to the South with Newcastle City Centre 4.9 miles to the West.

Description

The scheme includes a high specification modern detached industrial unit with a secure yard and parking and two semi-detached units also constructed to a high specification which can be combined to provide a single detached unit. A brief specification is outlined below:-

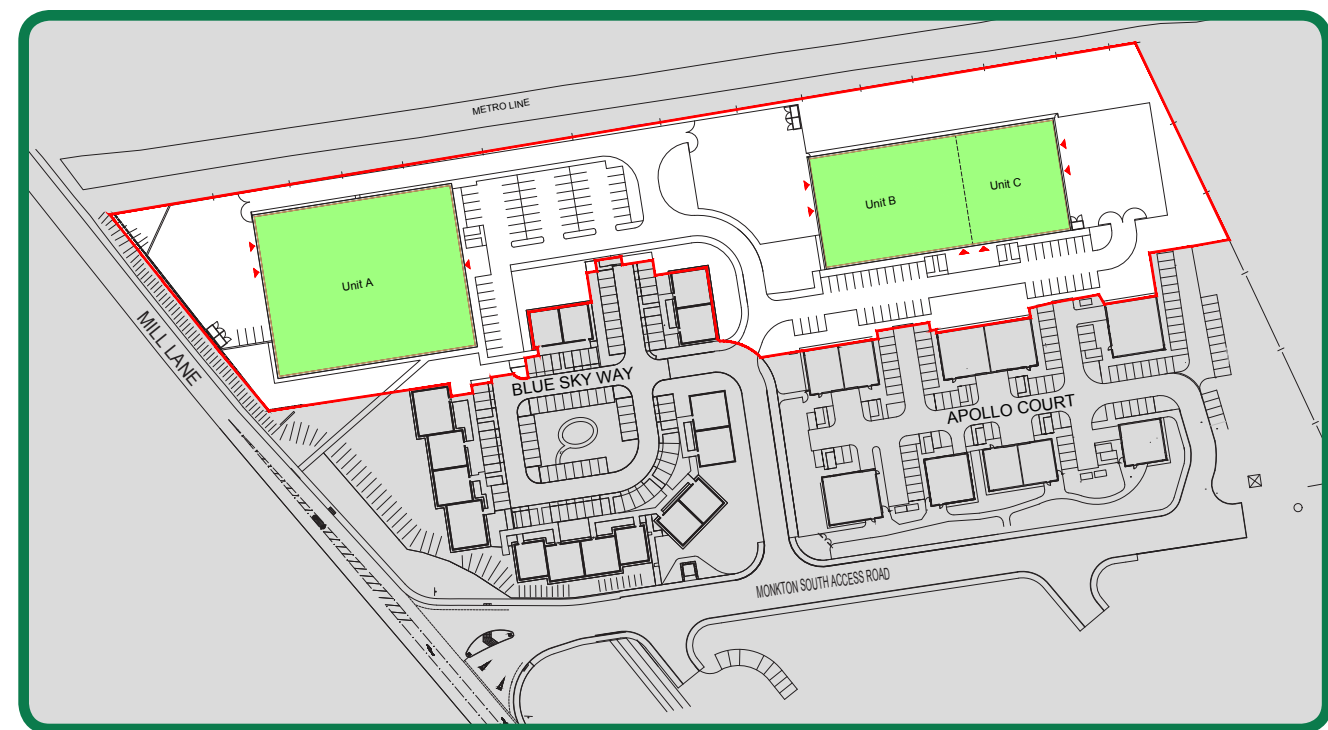
Specification

- Steel portal frame
- Insulated composite sheet cladding to the roof and walls
- Good quality office space
- Internal haunch heights of : Unit A - 8 metres and Unit(s) B & C - 6 metres
- Three-phase electricity supply: Unit A - 150 KVA, Unit B - 150 KVA and Unit C - 65 KVA
- On-site car parking
- Secure service yard
- Electrically operated roller shutter doors



Services

All main services are connected to the properties.



Schedule of Accommodation

Unit	Warehouse		Office		Mezzanine Level		Total	
	SqFt	SqM	SqFt	SqM	SqFt	SqM	SqFt	SqM
A	28,084	2,609	2,016	187	2,016	187	32,116	2,984
B	13,861	1,288	1,161	108	1,161	108	16,184	1,504
C	9,234	858	809	75	809	75	10,852	1,008

Tenure

The units are available by way of new full repairing and insuring leases for a term to be agreed.

Planning

Preference will be given to B2 General Industrial/Manufacturing.

Viewing

Strictly by appointment agreed prior with the letting agents.

Rateable Value (RV)

The rateable value will be assessed upon completion. For further information please contact South Tyneside Council billing authority.

Energy Performance

Energy Performance Certificates (EPC) are available upon request.

Legal Costs

Both parties are responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT where chargeable.

Misrepresentation Act

These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. August 2018.